



84 Moat Road
Horsham, West Sussex, RH12 6AF
Guide Price £320,000 Leasehold



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GREEN

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Set within the sought-after Mowbray development, this beautifully presented second-floor apartment offers stylish, contemporary living with the benefits of a private balcony, allocated parking for two cars, a long lease, and the reassurance of the remainder of a 10-year structural warranty.

Moat Road is within easy reach of the vibrant town centre of Horsham, which offers an excellent selection of shops, cafés, restaurants, and leisure facilities. Horsham and Littlehaven railway stations provide regular services to London and the South Coast, while excellent road links make commuting straightforward. A variety of nearby parks and green spaces further enhance the area's appeal.

The accommodation comprises:

Communal Entrance Hall
Staircase rises to the second floor.

Spacious Entrance Hall
Large enough to incorporate a study area. Double glazed rear aspect, radiator, Amtico flooring, cupboard housing consumer unit and broadband connections, utility cupboard with space and plumbing for washing machine. Door to

A light and airy room with twin double glazed side aspect and double glazed French doors to **south facing balcony**. Kitchen area with a range of base and wall mounted cupboards and drawers in white hi gloss finish and having complimenting work top surfaces and upstands, incorporating a stainless steel one and a half bowl sink unit with chromium mono bloc tap, Indesit electric hob with glass splashback and filter hood over, eye level Indesit oven, Indesit integrated dishwasher, soft closing doors and drawers, LED pelmet lighting, concealed Logic combination gas fired boiler, two radiators, Amtico flooring TV/satellite, fm/dab console.

Near full height double glazed front aspect, radiator, USB sockets, double width wardrobe cupboard with sliding doors, door to

Full width oversized shower cubical with folding glass screen, chromium thermostatic shower control with wall bracket and hand shower, Roca back to wall WC, with chromium dual flush, wall mounted wash hand basin with chromium mixer tap, porcelain tiled walls with vanity shelf, Amtico flooring, chromium towel warmer, downlighting, shaver socket.

Near full height double glazed rear aspect. Radiator, wardrobe recess.

Fitted with a white suite comprising a panelled bath with chromium mixer tap and shower attachment, wall bracket and hand shower, folding glass screen, back to wall WC, with chromium dual flush, Roca wall mounted wash hand basin with chromium mixer tap, porcelain tiled walls and vanity shelf, Amtico flooring, chromium towel warmer, shaver point, downlighting.

Surrounding the development there are communal areas of gardens with shrubs and flowers, to the side and rear is residents parking with **allocated parking for two cars** and EV charging facilities, visitor's parking space.

Leasehold Length of lease 997 years remaining

Service charge: Currently £1890.31.

Ground Rent: Nil

Estate Management : Currently £277.

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

